Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

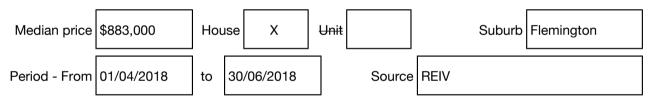
150 Shields Street, Flemington Vic 3031

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$888,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	266 Bellair St KENSINGTON 3031	\$885,000	02/06/2018
2	40 Canterbury St FLEMINGTON 3031	\$883,000	16/06/2018
3	19 Dover St FLEMINGTON 3031	\$880,000	04/07/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Edward Thomas | P: 03 9376 3322

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: House Agent Comments Indicative Selling Price \$888,000 Median House Price June quarter 2018: \$883,000

Comparable Properties





Method: Private Sale Date: 04/07/2018 Rooms: -Property Type: House

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